

STATUTORY PUBLIC MEETING



5209 Stonehaven Drive, Burlington
Draft Plan of Subdivision and Zoning By-law Amendment
(Files 510-01/17 & 520-09/17)

Planning and Development Committee
June 5, 2018

SUBJECT LANDS



MEMORANDUM OF UNDERSTANDING

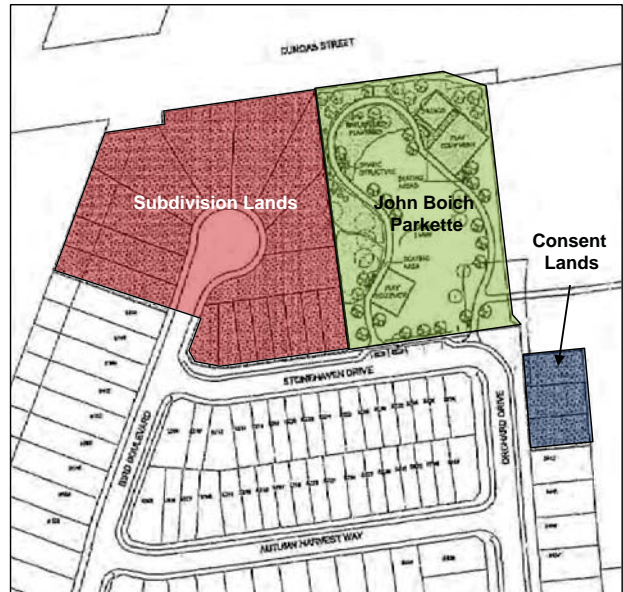
SUBDIVISION LANDS

- Council Approved in February 2013
- Halton District School Board identified the site as 'Surplus Lands'
- MOU included approval in principle for single detached lots along Bird Blvd. extension and townhouse lots along Stonehaven Dr.

CONSENT LANDS

- 3 single detached lots
(not part of this application)

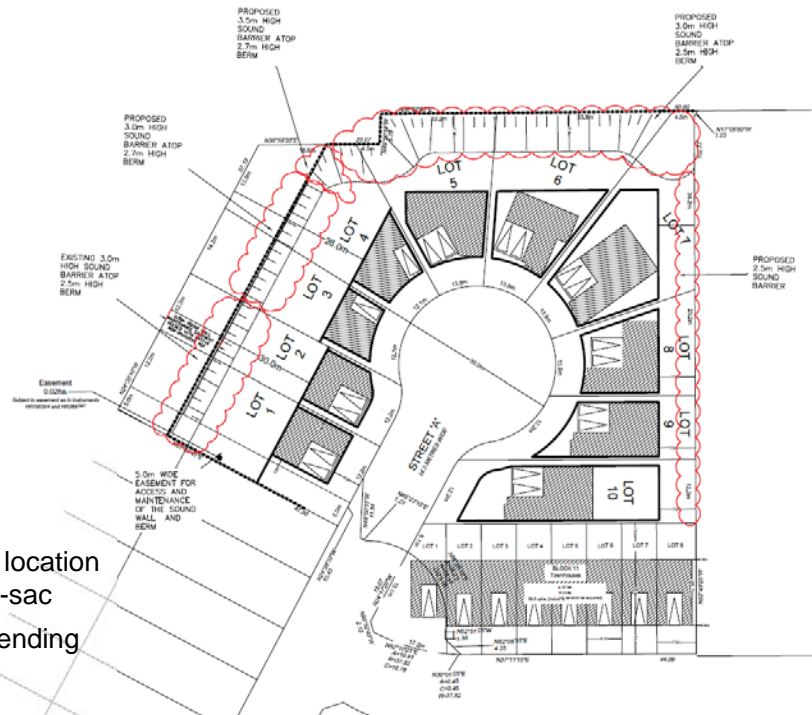
Approval was obtained on these lots in April 2018.
Conditions are being satisfied.



Memorandum of Understanding, 2013

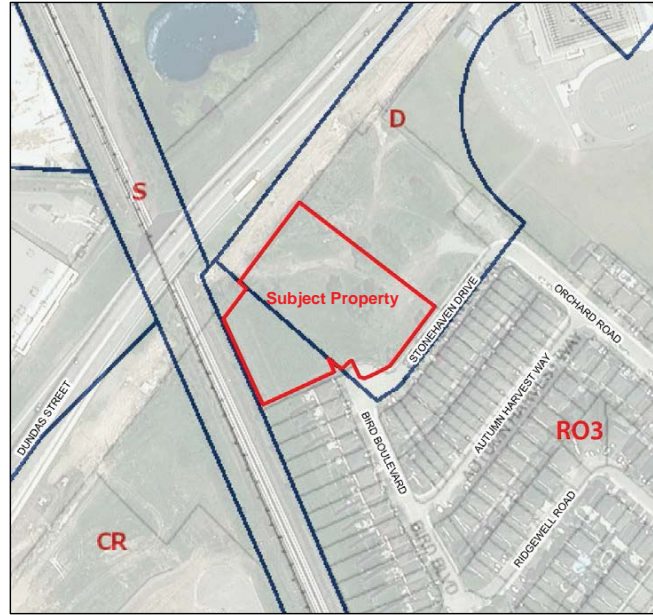
DRAFT PLAN OF SUBDIVISION

- 10 Single-Detached Lots (12-13m lot width; 40-45')
- 8 Townhouse Lots
- Sound Barrier to continue in existing location and be installed around entire cul-de-sac
- Reduced CN Setback on Lots 3&4 pending changes to berm height (+0.2m)
- 5.0m Easement



ZONING BY-LAW AMENDMENT

- **Current Zone Category**
Development (D)
Residential – Orchard Community (RO3)
- **Proposed Zone Category**
Residential – Orchard Community (RO3)
 - Permitted Uses
 - Lot Width
 - Yard Setbacks
 - Built Form



PROPOSED BUILT FORM - TOWNHOMES



PROPOSED BUILT FORM – SINGLE DETACHED



PROPOSED BUILT FORM – SINGLE DETACHED



PROPOSED BUILT FORM – SINGLE DETACHED

TIMELINES AND CURRENT STATUS

PLANNING & DEVELOPMENT APPLICATION



Worked alongside City Staff on the following items:

- Provision of sidewalk around cul-de-sac and along Bird Boulevard frontage to improve connectivity and pedestrian linkages
- Provision of financing for City installation of fence along JW Boich Parkette frontage, east of the subject lands in an effort to improve on-street parking in the surrounding area
- Financing contribution to JW Boich Parkette construction
- Increased stormwater management quantity control
- Maintain consistent build-to lines with existing subdivision
- Preliminary utility design
- Discussions with CN Rail on Lots 3 and 4 setbacks to ensure similar built form
- Continuation of sound barrier along rear yards of Lots 7-10 along park boundary as per Regional request

QUESTIONS / THANK YOU



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